

**192 Cotterells, Hemel
Hempstead, Hertfordshire,
HP1 1JW**

David
Doyle
Sales and Lettings

Price £425,000 Freehold



This beautifully presented and spacious 2 double bedroom character cottage offers flexible and stylish accommodation while being conveniently located for local shops, schools, amenities and Hemel Hempstead mainline station. This property benefits from a useful loft space that is accessed via a fixed staircase, the current vendor use this as a office space and occasional guest area although no building regulations are in place.

The ground floor is arranged with an impressive open plan kitchen dining room with a roof lantern and a pair of double glazed French doors offer access to the rear garden, the dining room has herringbone style wood block flooring and stairs lead to the first floor. The kitchen is fitted with a range of shaker style wall and floor mounted units, a stainless steel range with a matching stainless steel splash back and extractor hood over. The living room features a brick stock feature fire and wooden flooring, the ground floor is completed with a useful entrance porch, a utility area and a beautifully decorated guest cloak room.

The first floor continues to impress with two good sized bedroom, bedroom 1 also benefits from two built in wardrobes and a fitted bathroom. The bathroom is fitted in white with chrome fittings and includes a bath with a mixer tap and shower attachment along with a tiled shower cubical with

a glass shower door. The landing offer access to all rooms and a fixed staircase leads up to the useful loft space.

The rear garden has been landscaped with both patio and decked seating areas, an are laid to lawn, attractive herbaceous borders, a garden shed and gated side access.

Viewing is highly recommended to fully appreciate the quality of this home.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Beautifully presented and spacious 2 bedroom character cottage

Offering flexible and stylish accomdation

Impressive open plan kitchen dining room

Living room with a feature fireplace

Utility. Guest cloak room

First floor family bathroom

Useful loft area with a fixed staircase

Rear garden

Conveniently located for local shops, schools, amenities and Hemel Hempstead main line station

Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Approximate total area⁽¹⁾

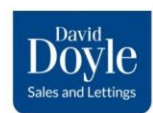
1041.27 ft²
96.74 m²

(1) Excluding balconies and terraces

Reduced headroom

147.73 ft²
13.72 m²

☐ Reduced headroom (below 1.5m/4.92ft)



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

192 Cotterells, Hemel Hempstead, Hertfordshire, HP1 1JW

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1890
Council Tax Band	C
This year council tax charge	£1925.37
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	Permit Parking
Please state any costs per annum for parking	40 per annum
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? Yes

If yes please state what rights are in place? We have right of way through neighbours garage

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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